



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101**

Tel: (603) 624-6475

Fax: (603) 624-6324

www.ManchesterNH.gov

e-mail: building@ci.manchester.nh.us

Date: March 29, 2005

**MANCHESTER, NH ZONING BOARD OF ADJUSTMENT
Thursday, April 7, 2005
Aldermanic Chambers – City Hall – 3rd. Floor – 6:00 PM
One City Hall Plaza
Manchester, NH 03101-2097**

PUBLIC HEARING

1. Case # 14-ZO-05– William G. Karageanis (Owner) proposes to eliminate stairway access to lower parking lot and seeks a **variance** from Sections 10.03 (A) Availability of parking of the Z.O., per plans submitted December 28, 2004 at **157 Notre Dame Ave.**
2. Case #35-ZO-05 – Cindi Singer (Owner) proposes to build a 1 ½-story storage garage with workshop/studio and seeks a **variance** from Sections 10.07 (E) parking paving and 8.24 (A) 1 & 2 Accessory Structures of the Z.O., as per plans submitted February 14, 2005 at **151 Ledgewood Rd.**
3. Case #36-ZO-05 – Margaret O'Brien (Owner) proposes to maintain 32' x 10' second floor dormer and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plan submitted February 14, 2005 at **21 So. Jewett St.**
4. Case #37-ZO-05 – Matthew Deleault (Owner) proposes to demolish existing porch and build a 6' x 26' farmer's porch; also maintain shed & deck built without benefit of permit and seeks a **variance** from Sections 6.07 front and side yard setbacks and 8.24 (A) (3) (2 counts) Accessory Structures of the Z.O., as per plans submitted February 22, 2005 at **148 Wilkins St.**
5. Case #38-ZO-05 – Robert Bennett (Agent) proposes to convert 32 rooming units and 8 apartments to 38 rooming units and 8 apartments, providing no additional parking where six more spaces are required; also remove stipulation "A" from Case #365-ZO-85 granted September 9, 1985 and seeks a **variance** from Sections 11.04 (F) Expansion of Use, 10.03 (B) number of parking spaces and 14.02 (B) (3) existing stipulation of the Z.O., as per plans submitted February 18, 2005 at **48 Henriette St.**

6. Case #39-ZO-05 – Derek Sanville (Owner) proposes to raise roof to construct 28' x 24' second story addition and seeks a **variance** from Section 6.07 front and side yard setbacks of the Z.O., as per plans submitted February 22, 2005 at **78 Flint St.**
7. Case #40-ZO-05 – Betty Delisle (Agent) proposes to convert existing back room to area for take out service as an independent entity with separate entrance and seeks a **variance** from Sections 5.10 (G) (4) take-out sandwich shop and 10.03 (B) number of parking spaces of the Z. O., as per plans submitted February 11, 2005 at **513-519 Lincoln St.**
8. Case #41-ZO-05 – Thomas Doyon (Owner) proposes an in-home day care for six children and seeks a **special exception** from Section 5.11 (L) (6) Child care within a dwelling of the Z.O., as per plans submitted February 28, 2005 at **181 Woodbine Ave.**
9. Case #42-ZO-05 – Richard Danaïs (Agent) proposes to build a 179, 600 sq. ft., 1-story building and seeks a **variance** from Sections 3.03 Definitions (primary façade and lot line, front), 10.07 (I) (3) loading area and 10.08 (C) driveway width of the Z.O., as per plans submitted March 8, 2005 at **1070 Holt Ave.**
10. Case #43-ZO-05 – Nancy Diamont (Owner) proposes to maintain a 12' x 13'-5" open deck and seeks a **variance** from Section 6.07 street yard setback of the Z.O., as per plans submitted March 7, 2005 at **56 Hazelton Court.**
11. Case #44-ZO-05 – Paul Mansback (Agent) proposes to convert from a single-family dwelling to a pizza restaurant; construct parking area and handicapped access ramp with landing, remove entry door from front of building and seeks a **variance** from Sections 5.10 (G) (1) restaurant, 6.02 lot width, 6.07 front yard setback, 10.09 (B) parking setbacks, 10.08 (C) driveways width, 6.08 (B) screening/buffers, 10.02 (F) business parking in residential district of the Z.O., as per plans submitted March 21, 2005 at **940 Hanover St.**
12. Case #45-ZO-05 – Charles Lee Funk, Jr. (Owner) proposes to build a 15' x 25', 1 ½-story addition; also maintain 2 sheds and seeks a **variance** from Section 6.07 front yard setback, 8.24 (A) 2 & 3 (2 counts Accessory Structures of the Z.O., as per plans submitted March 15, 2005 at **275 Bridge St.**
13. Case #46-ZO-05 - Attorney Andrew Sullivan (Agent) proposes to allow a buildable lot where subject to consolidation with adjacent lot and seeks a **variance** from Section 6.07 minimum lot frontage (Lots 32/33) as per plans submitted March 4, 2005 at **22 Hillcrest Ave.**
14. Case #47-ZO-05 – Alan Yeaton (Agent) proposes to alter stipulation on Variance, Case #27- ZO-00 to occupy basement area for office space and storage and seeks a **variance** from Section 14.02 (B) (3) stipulation on variance, as per plans submitted March 15, 2005 at **11 Andrew St./250 River Rd.**

15. Case #48-ZO-05 – Gregory Scarlett (Agent) proposes to build a single family home on a lot non-conforming in area and width and subject to consolidation with adjacent lot non-conforming in area, frontage and width and seeks a variance from Section 11.03 (D) (2) consolidation and 6.07 front yard setback of the Z.O., as per plans submitted February 8, 2005 at **9 Hudson St.**
16. Case #49-ZO-05 – Cathy Belisle (Owner) proposes to build a second story addition for added living space and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted March 21, 2005 at **359 Stark Lane.**

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.